



Zoning Staff Report

Date: March 11, 2025 Case Number: ZC-24-166

Council District: 9

Zoning Map Amendment

Case Manager: [Beth Knight](#)

Owner / Applicant: PDuran Properties/ Elizabeth Padilla

Site Location: 1309 E. Peach Street

Acreage: 0.12 acres

Request

Proposed Use: Short-term Rental

Request: From: “D” High Density Multifamily / Historic Samuels Design District Overlay

To: “MU-1” Low Intensity Mixed-Use / Historic Samuels Design District Overlay

Recommendation

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Map Consistency: Requested change **is consistent**

Comprehensive Plan Policy Consistency: Requested change **is consistent**

Staff Recommendation: **Approval**

Zoning Commission Recommendation: **Approval by a vote of 6-3**

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Project Description and Background

The subject site is located in the northeast quadrant of E. Belknap and N. Hampton Streets. The proposal to rezone this property would change the current zoning “D” High Density Multifamily to “MU-1” Low Intensity Mixed-Use. This rezoning request would change the property from a less intensive zoning category to a more intensive zoning category. The site is in a transitional area with a mix of multifamily, commercial, mixed-use, and industrial zoning districts. The neighborhood was developed with single family residences prior to 1930, according to Tarrant Appraisal District data, but now contains interspersed vacant lots. The Downtown Design Overlay was extended to this area in 2016.

The house was significantly rebuilt in 2023 in the same location with a driveway added to the eastern side. The driveway apron from the street to the property line and the required trees still need to be installed. Single family houses are allowed to be constructed in the more intensive “D” High Density Multifamily districts, as long as the “A-5” One-Family standards are followed. Several existing hotels are noted approximately 4 blocks to the southwest. The applicant is requesting to rezone the property to “MU-1” Low Intensity Mixed-Use to use the building as a short-term rental. The current zoning district is restricted to long-term rentals (over 30 days) only. The “MU-1” rezoning would further allow the building to be converted into a live/work building or a commercial use with a change of use remodel permit, instead of a rezoning case. Additional parking could be provided in the rear. The Historic Samuels Design District Overlay will control any further exterior building renovations.



Surrounding Zoning and Land Uses

North “I” Light Industrial in the Historic Samuels Design District Overlay / single family uses

East “D” High Density Multifamily in the Historic Samuels Design District Overlay / single family uses and vacant land

South “D” High Density Multifamily in the Historic Samuels Design District Overlay / single family uses

West “G” High Intensity Commercial and “PD 1349” Planned Development 1349 for “H” Downtown uses in the Historic Samuels Design District Overlay / single family uses and vacant land

Zoning History

The base zoning district’s history pre-dates 2004.

ZC-16-107, revision and expansion of the Downtown Urban Design District Overlay, approved, 12/7/2016.

Public Notification

Written Notice

Written notice of the Zoning Commission public hearing was mailed to the owners of real property lying within 300 feet were mailed on January 31, 2025.

Posted Notice

A sign was erected on the property not less than 10 days before the Zoning Commission public hearing date.

Published Notice

A notice of the public hearing before the City Council will be published in the Fort Worth Star Telegram at least 15 days before the hearing.

Courtesy Notice

The following organizations were emailed on January 31, 2025:

Organizations Notified	
Greenway NA *	Inter-District 2 Alliance
Fort Worth Downtown Neighborhood Alliance	Oakhurst Alliance of Neighbors
East Fort Worth Inc.	Friends of Riverside Park
Tarrant Regional Water District	East Fort Worth Business Association
Streams & Valleys Inc	Fort Worth ISD
Trinity Habitat for Humanity	

**Located closest to this registered Neighborhood Association*

Development Impact Analysis

Land Use Compatibility

A residential use (such as a single-family house) is considered among the least intensive land uses, when compared to commercial or industrial uses. With the subject site surrounded by existing residential properties in

a blend of zoning districts, the proposed rezoning to “MU-1” Low Intensity Mixed-Use is a transitional district that balances the proposed land use with the adjacent residential uses in both residential and commercial district. Mixed-use zoning is designed to create compact, walkable neighborhoods that provide a variety of housing types and commercial uses with higher design standards to minimize disruption between the differing building sizes and types. The proposed rezoning **is compatible** with surrounding land uses and avoid uses such as bars, auto repair, and pawnshops that would be allowed under the “G” Intensive Commercial zoning found immediately to the west. The current single-family house would remain a legal conforming use under “MU-1” Low Intensity Mixed-Use zoning.

Comprehensive Plan Consistency – Northeast

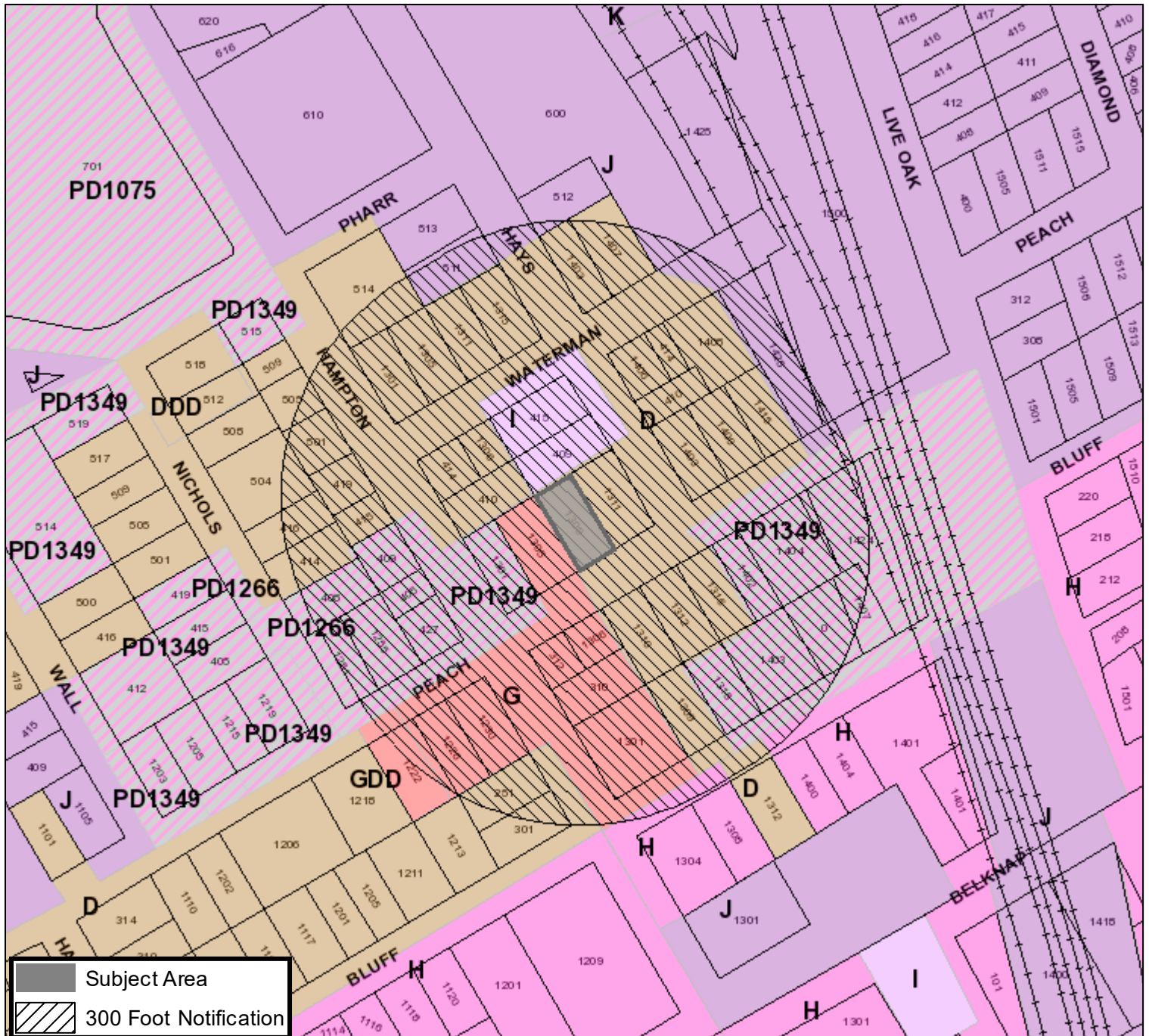
The 2023 Comprehensive Plan currently designates the subject property as *mixed use*. The zoning types that would be in alignment with this future land use designation are “UR” Urban Residential, Mixed-Use districts, Form-Based district, and all Commercial districts. The proposed zoning **is consistent** with the map designation portion of the Comprehensive Plan.



The proposed zoning **is consistent** with the following policies of the Comprehensive Plan:

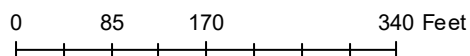
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private investments and discouraging sprawl development.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Promote commercial and multifamily development within the Downtown Mixed-Use Growth Center.

Area Zoning Map

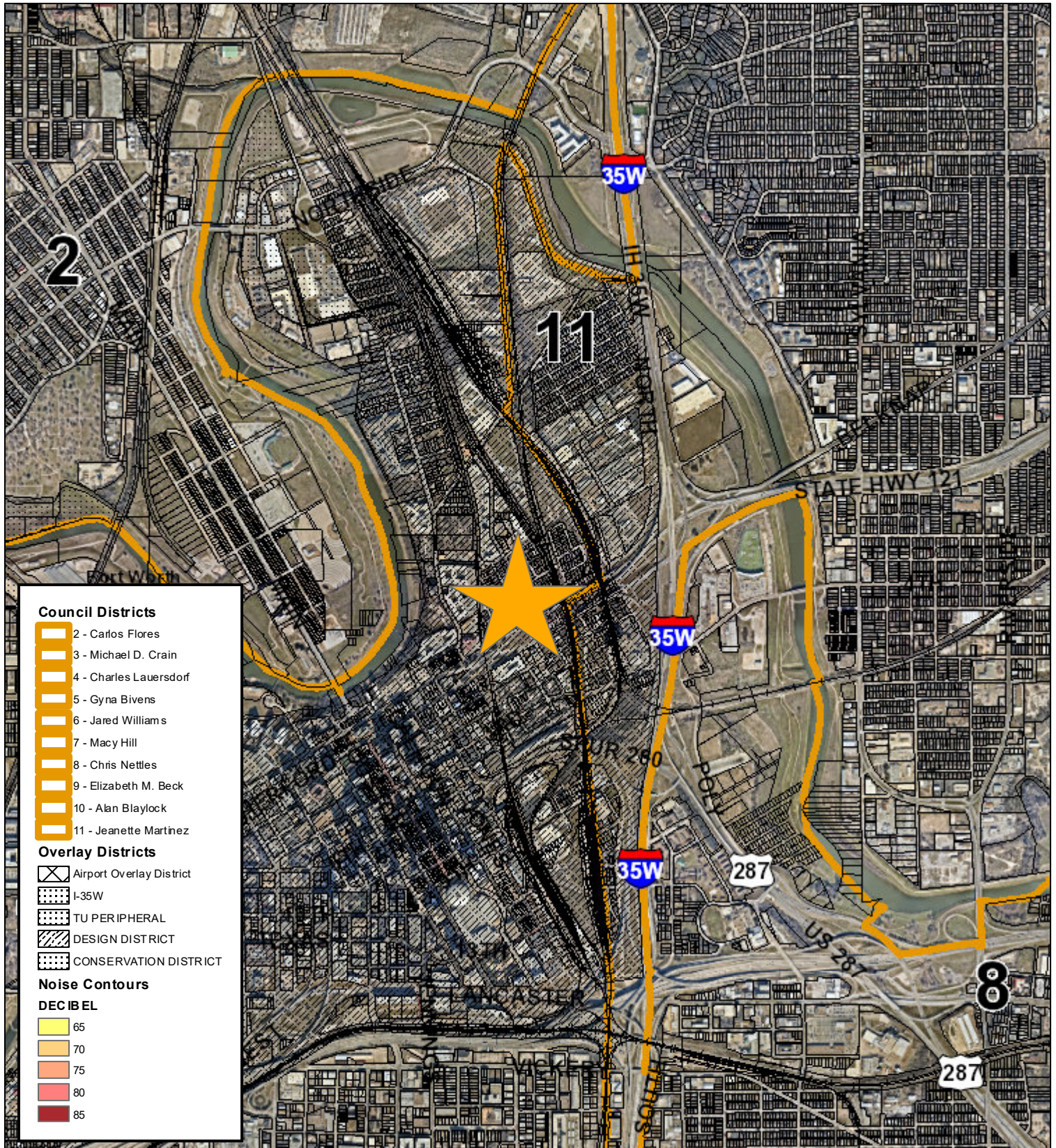
Applicant: P Duran Properties/ Elizabeth Padilla
 Address: 1309 E. Peach Street
 Zoning From: D
 Zoning To: MU-1
 Acres: 0.1158571
 Mapsco: Text
 Sector/District: Northeast
 Commission Date: 2/12/2025
 Contact: 817-392-8190



	Subject Area
	300 Foot Notification



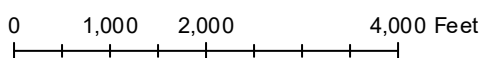
Area Map



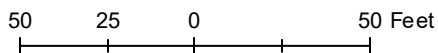
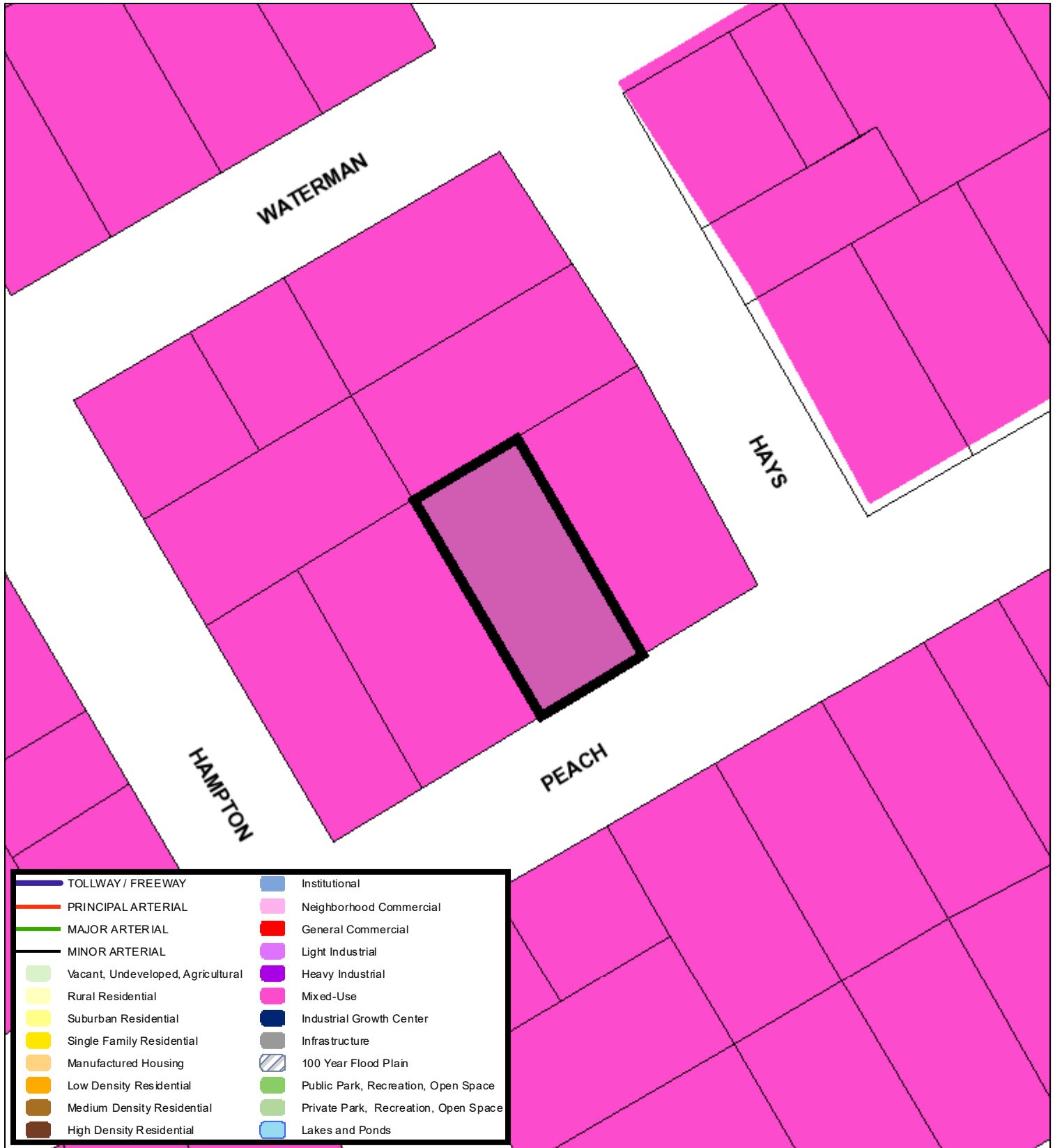
Council Districts	
[Yellow Box]	2 - Carlos Flores
[White Box]	3 - Michael D. Crain
[White Box]	4 - Charles Lauerdorf
[White Box]	5 - Gyna Bivens
[White Box]	6 - Jared Williams
[White Box]	7 - Macy Hill
[White Box]	8 - Chris Nettles
[White Box]	9 - Elizabeth M. Beck
[White Box]	10 - Alan Blaylock
[Yellow Box]	11 - Jeanette Martinez

Overlay Districts	
[X Pattern]	Airport Overlay District
[Dotted Pattern]	I-35W
[Diagonal Lines]	TU PERIPHERAL
[Diagonal Lines]	DESIGN DISTRICT
[Dotted Pattern]	CONSERVATION DISTRICT

Noise Contours	
DECIBEL	
[Light Yellow]	65
[Yellow]	70
[Orange]	75
[Red-Orange]	80
[Red]	85



Future Land Use



A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Aerial Photo Map

